

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director 954-797-1101
Prepared by: Marcie Oppenheimer Nolan, Deputy Planning and
Zoning Manager

SUBJECT: Site Plan, SP 11-7-05, Oak Landings, 6401 SW 41st Street/ Oak Landings,
6401 SW 41st Street/ Generally located on the north side of SW 41st Street
approximately 600 feet west of Davie Road.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

SP 11-7-05, Oak Landings, 6401 SW 41 Street

REPORT IN BRIEF:

This application is for a 16 unit townhouse development, on 1.15 gross acres, located on the north side of SW 41st Street. The two-story townhomes are arranged around a one-way loop road with two (2) buildings of 5 units along the perimeter and one (1) building of six units fronting SW 41st Street. A community pool is provided in the rear of the site.

The units consist of six (6) 3 bedroom units and 10 two bedroom units. The style is a simplified design with cement tile roof material, horizontal windows within a projecting arched feature and cantilever design over the entrance doors. Each unit has one (1) garage parking space and one (1) outside parking space located behind the garage. The units fronting on SW 41st Street have decorative columns with picket fence sections and individual unit owner gates providing privacy for the unit owners as well as pedestrian access from the street. The landscape plans use a combination of native plant material and xeriscape plant material with Live Oaks used around the perimeter of the site.

The proposed building fronting SW 41st street will enhance the street presence of this local road and further the redevelopment efforts of both the Town and CRA. The site plan is compatible with the redevelopment plan approved by Town Council immediately to the east of this site.

A Plat (P 11-2-05) has been submitted concurrent with this application to allow development of this parcel and to match the proposed level of development.

PREVIOUS ACTIONS: This item was tabled from the November 1, 2006 Town Council to the November 15, 2006 meeting to allow the applicant to meet with Central Broward regarding approval of the drainage plan.

CONCURRENCES: At the October 10, 2006 Site Plan meeting, Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's comments and the following: 1) the applicant is to work with staff to increase the width of the compact parking spaces to ten-foot wide where possible and subject to Engineering's approval that the sidewalks could be reduced to four-foot widths; 2) the chain-link fence will be black vinyl-clad; 3) to replace the front five hardwood trees to five Royal Palms, four-foot grey wood; and 4) if the two Live Oaks and one Slash Pine do not make it through the construction process, the applicant must replace them caliber-inch for caliber-inch on the site. If there is no room on the site, they can donate them to the Town. **(Motion carried 3-0)**

Please note: The applicant has met with Engineering Department and agreed to reduce the sidewalks to enlarge the guest parking spaces (item #1).

This item was approved by the CRA at the October 23, 2006 meeting.

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council further consideration subject to the following:

1. The applicant working with the Engineering Department and Public Works Department to determine if canopy trees can be planted within the road right-of-way.
2. Approval by Central Broward Water Control District (CBWCD) prior to final staff sign off.
3. Approval of Plat (P 11-2-05) by Town Council.

Attachment(s): Staff Report, Site Plan, Future Land Use Map, Zoning and Aerial Map

Application: SP 11-7-05/Oak Landings
Exhibit "A"

Revisions: 10/17/06
Original Report Date: 10/6/06

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner/Agent:

Name: Monarch Development
Address: 2645 Executive Park Drive
City: Weston, FL 33331

BACKGROUND INFORMATION

Application History: This item was tabled from the November 1, 2006 Town Council to the November 15, 2006 meeting to allow the applicant to meet with Central Broward regarding approval of the drainage plan.

Application Request: Site Plan approval for a 16 unit two-story townhouse development and related recreational area.

Address/Location: 6401 SW 41st Street

Future Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: RM-16, Medium High Dwelling District

Existing Use: Two (2) single family homes

Proposed Use: 16 unit two-story townhouse development

Parcel Size: 1.15 gross acres (50,348 square feet)

Parcel Density: 14 dwelling units per acre

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	vacant lot then strip center	Regional Activity Center (RAC)
South:	Condominium	Regional Activity Center (RAC)
East:	Innovative Concepts	Regional Activity Center (RAC)
West:	single family home	Regional Activity Center (RAC)

Surrounding Zoning:

North: B-2, Community Business
South: RM-16, Medium High Dwelling District
East: RM-16, Medium High Dwelling District
West: RM-16, Medium High Dwelling District

ZONING HISTORY

Previous Requests on same property:

A Plat (P 11-2-05) has been submitted concurrent with this application to allow development of this parcel and to match the proposed level of development.

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The proposal calls for 16 two-story townhomes located off SW 41st Street. The townhomes are arranged around a one-way loop road with two (2) buildings of 5 units along the perimeter and one (1) building of six units fronting SW 41st Street. A community pool is provided in the rear of the site. There are six (6) 3 bedroom units and 10 two bedroom units provided. Each unit has one (1) garage parking space and one (1) outside parking space located behind the garage. The units fronting on SW 41st Street have decorative columns with picket fence sections and individual unit owner gates providing privacy for the unit owners as well as pedestrian access from the street.

Building: The proposed buildings are two-story in height with covered entrances into the units. The maximum unit height is 26' to top of roof and 21'6" to the midpoint of the roof. There are projecting second story windows to minimize the garage door. The style is a simplified design with cement tile roof material, horizontal windows within a projecting arched feature and cantilever design over the entrance doors. The color scheme is neutral with cream and sand colors on the walls, and darker colors within the same family as accents on a smooth stucco finish.

2. *Access and Parking:* Access is off SW 41st Street into a one-way 15 foot drive aisle. The traffic flow allows for full site circulation as required by the fire department. A total of 37 parking spaces are required by code, with 38 provided. There are 6 guest parking spaces provided for the site.

3. *Landscaping:* The landscape plans use a combination of native plant material and xeriscape plant material. Live Oaks are used around the perimeter of the site. Dahoon Holly are planted between the parking spaces in front of the units and elsewhere along the site. Color is added through purple dwarf lantana, ixoras, zantedhoefia and podocarpus.
4. *Compatibility:* The site as proposed is compatible with the surrounding uses as the parcel to the east recently submitted a redevelopment proposal for Town Council approval. In addition, the proposed building fronting SW 41st street will enhance the street presence of this local road and further the redevelopment efforts of both the Town and CRA.

Significant Development Review Agency Comments

Landscaping

Provide tree protection barriers prior to construction. *(A note has been added to the plans to comply).*

CRA

The third bedroom is very small. Consider redesigning for a larger space. *(This has not been revised.)*

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public on January 16, 2006 and January 18, 2006. The meetings were held at the Town of Davie Community Room. There was no public attendance at either meeting.

Applicable Codes and Ordinances

Land Development Code Section 12-81C. Conventional multifamily development standards. The RM-16 requires a minimum lot size of 2,200 square feet and setbacks of 25 in the front, 20 in the side, and 25 in the rear. The maximum building height is 35 feet.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 8. This planning area is the "heart" of Davie, and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential development that serve the rapidly growing SFEC.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

The site plan as submitted represents the first new residential development on the east side of Davie Road in over 5 years. The plan represents a simple housing product that will integrate into the existing fabric of the neighborhood while stimulating new development.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Town Council further consideration subject to the following:

1. The applicant working with the Engineering Department and Public Works Department to determine if canopy trees can be planted within the road right-of-way.
 2. Approval by Central Broward Water Control District (CBWCD) prior to final staff sign off.
 3. Approval of Plat (P 11-2-05) by Town Council.
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Community Redevelopment Agency

This item was reviewed and approved at the October 23, 2006 CRA Board meeting.

Site Plan Committee

At the October 10, 2006 Site Plan meeting, Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's comments and the following: 1) the applicant is to work with staff to increase the width of the compact parking spaces to ten-foot wide

where possible and subject to Engineering's approval that the sidewalks could be reduced to four-foot widths; 2) the chain-link fence will be black vinyl-clad; 3) to replace the front five hardwood trees to five Royal Palms, four-foot grey wood; and 4) if the two Live Oaks and one Slash Pine do not make it through the construction process, the applicant must replace them caliber-inch for caliber-inch on the site. If there is no room on the site, they can donate them to the Town. **(Motion carried 3-0)**

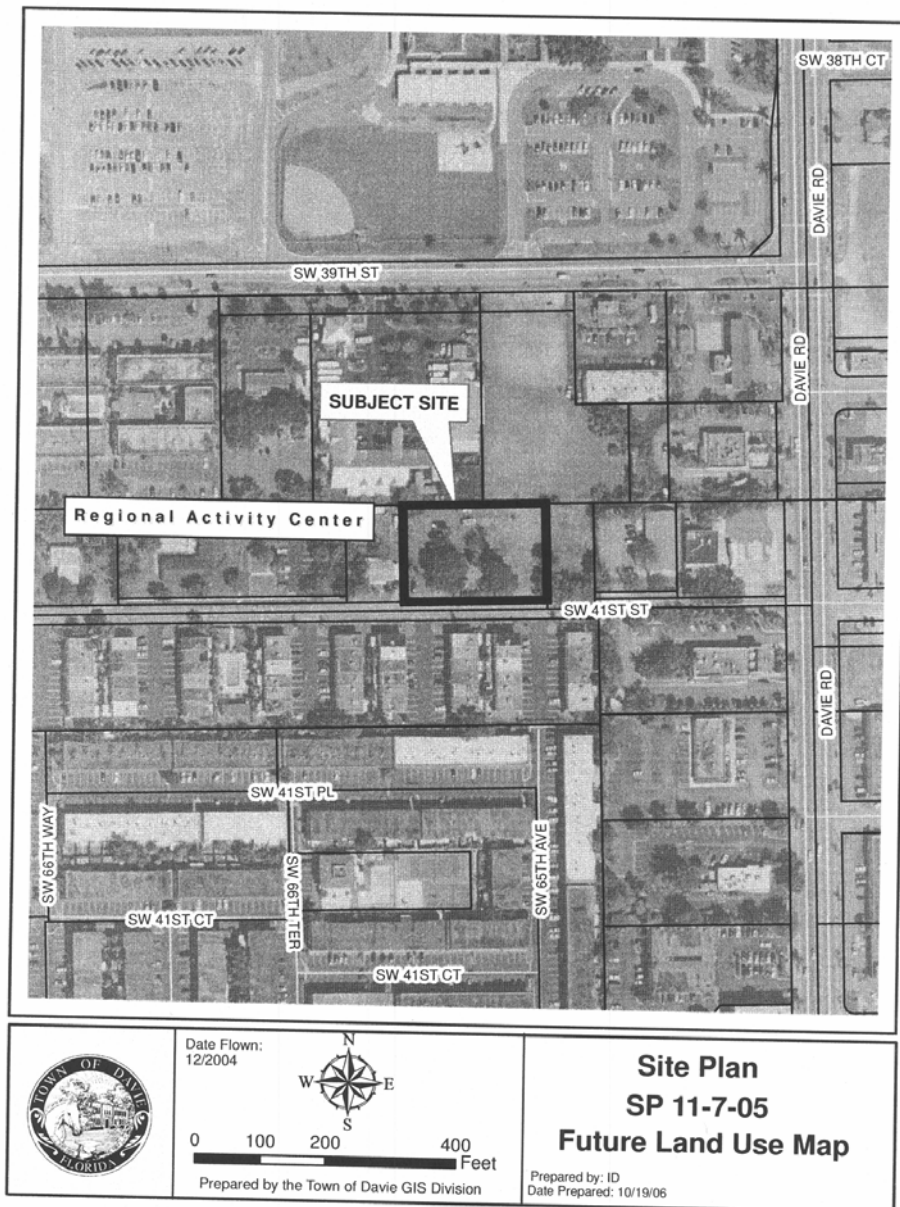
Please note: The applicant has met with Engineering Department and agreed to reduce the sidewalks to enlarge the guest parking spaces (item #1).

Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map
4. Public Participation Report

Prepared by: _____

Reviewed by: _____



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